

**RORY MACK**

**ASSOCIATES**

**TO LET:**

**From £515 +VAT**

## **Park View Business Centre**

**Combermere, Whitchurch,  
Shropshire, SY13 4AL**



- **Prestigious serviced offices**
- **Ample onsite free car parking available**
- **Back-up electricity generator on-site**
- **Great access via road (A530 Nantwich to Whitchurch), rail (Crewe Station 25 mins) and air (Manchester/Liverpool airports 55 mins)**
- **Receptionist and support services available**
- **On-site Café, gym and dog-walk area**

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Holly House,  
37 Marsh Parade,  
Newcastle-under-Lyme,  
Staffordshire ST5 1BT

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Rory Mack Associates Ltd.  
Registered in England & Wales.  
Reg No. 6424169

**WWW.RORYMACK.CO.UK**

## GENERAL DESCRIPTION

The serviced offices are located within a recently completed barn conversion offering modern and flexible accommodation to a superior standard. Great attention to detail and the importance of retaining the character of the building can be evidenced throughout, providing a mix of space and traditional quality.

## LOCATION

Set within a pleasant rural location, the offices are conveniently located fronting the A530 on the Cheshire/Shropshire border some five miles northeast of Whitchurch and six miles southwest of Nantwich.

## ACCOMMODATION

Ground Floor Office CO6 - 158 ft2 - Capacity 1 - 2 people (Electrics and Broadband costs additional)

Ground Floor - Office 4 - 465 ft2 - Capacity 3-4 people (Electrics included) (Broadband costs additional)

First Floor (Furnished Office) with own kitchen area - 598 ft2 - Capacity 1 - 8 - (Electrics included) (Broadband costs additional) available February

First Floor - 545 ft2 (over 2 floors) (Electrics included) (Broadband costs additional) available February

First Floor Office 12 - with own kitchen area - 429 ft2 - Capacity 1 - 6 person (Electrics included) (Broadband costs additional)

We also have 3,800 sq ft2 storage units available @ £9.50 per sq ft.

\*Interconnecting doorways can be arranged between a combination of the above offices, should a company be looking for larger spaces and have a need to accommodate more people\*

\*There is a meeting room available free for all tenants to use via a booking system on an hourly or half day basis\*

\*An onsite Café/Sandwich Bar has recently been opened for lunchtime food and drink Monday – Friday. See: [www.parkviewcafe.uk](http://www.parkviewcafe.uk) \*

## VAT

The rent is subject to VAT.

## INCLUSIVE RENTAL

The accommodation is available on an all-inclusive basis, with the exception of telephone charges and business rates, which remain the direct responsibility of the tenant. The above rental prices include all of the following:

- Heating (air source pumps)
- Lighting and other electricity
- Broadband & telephone (prewired Cat 5 to fibre hubs/100MBS Internet broadband service)
- Kitchen facilities, cloakrooms and water
- Cleaning of communal areas
- Windows cleaning
- Ongoing Maintenance (internal and external)
- Buildings Insurance
- On-site security gates and 24-hour CCTV surveillance.

## BUSINESS RATES

The units may be eligible for Small Business Rates relief. Interested parties are advised to make their own enquiries to the Local Authority.

## TENURE

The offices will be made available on a 1-month Licence Agreement on the basis that rent is paid monthly in advance throughout the term by way of Standing Order. There will be a one-month notice period to vacate.

# RORY MACK ASSOCIATES



Strictly by appointment through agents:

Rory Mack Associates

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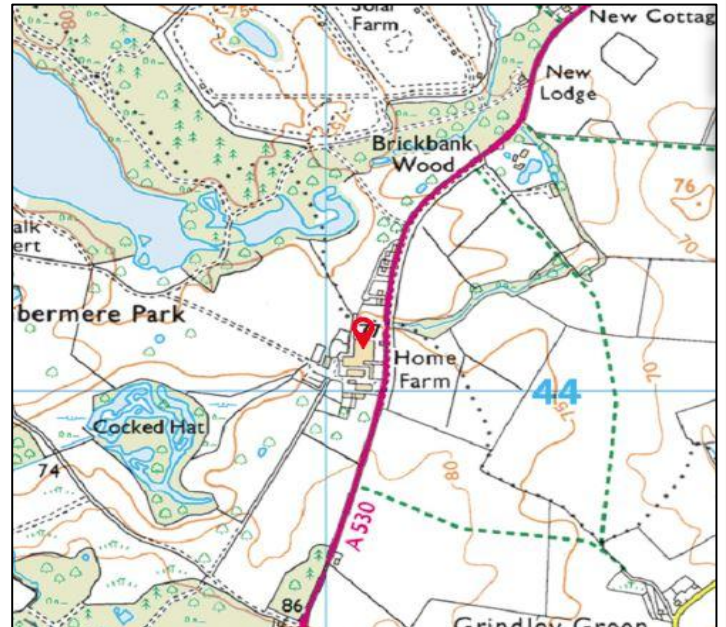
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ORDNANCE MAP



STREET MAP



TOWN MAP



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